

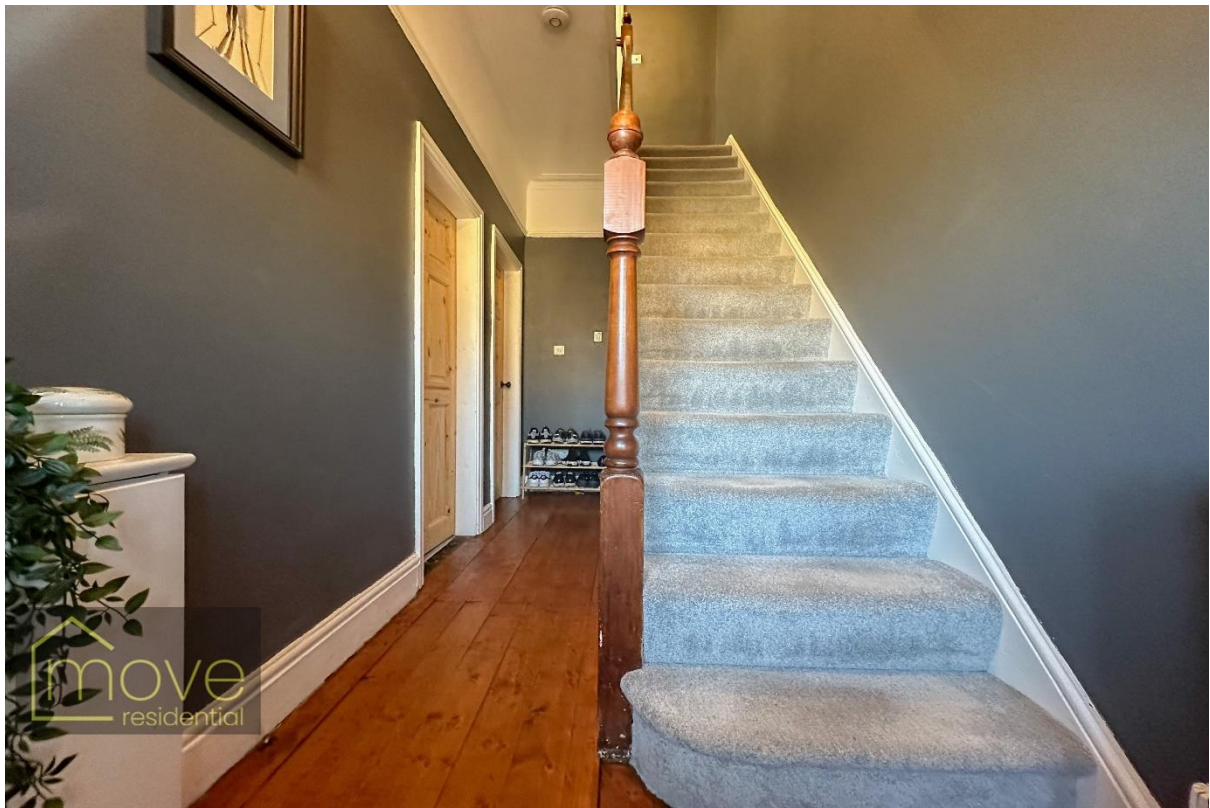


Beechdale Road, Mossley Hill, Liverpool, L18 5EL

- Delightful Three Bedroom Mid Terrace Property
- Renovated To Impressive Standard Throughout
- Immaculate Open Plan Kitchen & Dining Room
- Stylish Family Bathroom Suite & Boarded Loft
- Prime Location In Highly Desirable Mossley Hill
- Entrance Hall & Spacious Bay-Fronted Lounge
- Two Double Bedrooms & Large Single Room
- Well-Maintained Enclosed Courtyard To Rear



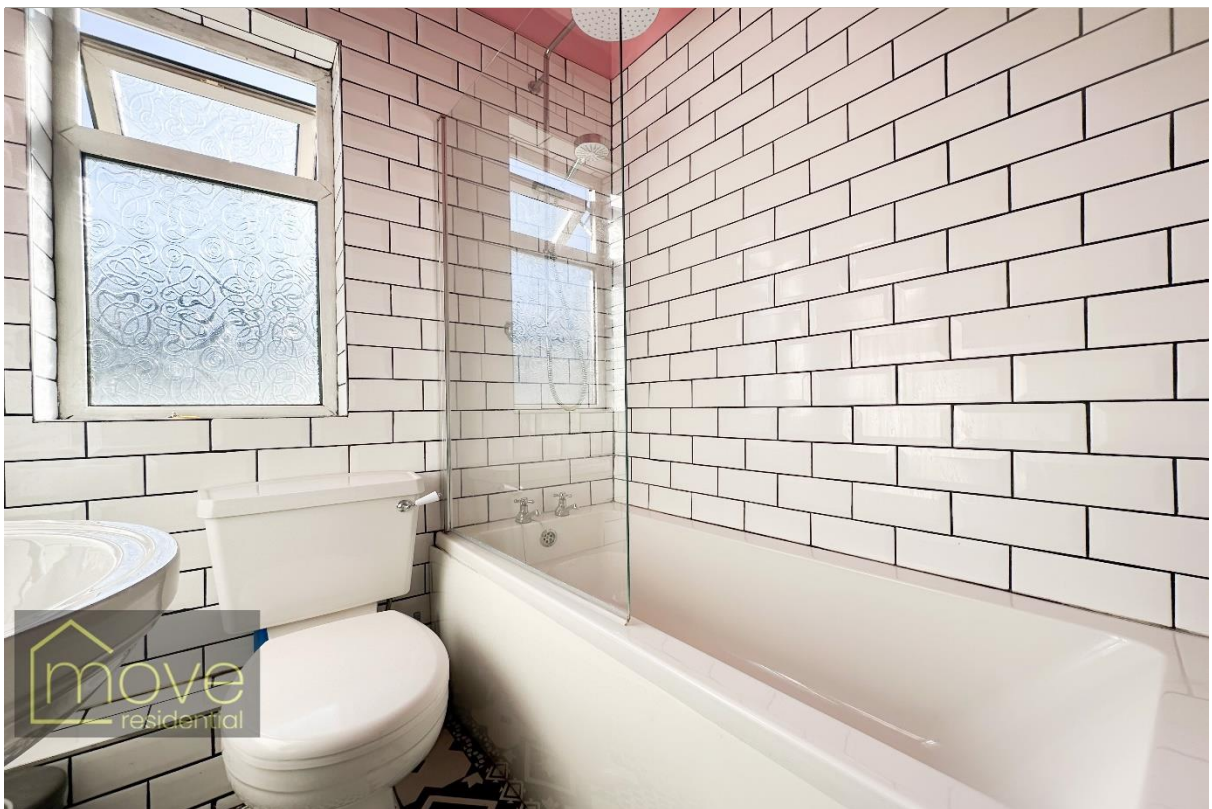
£260,000











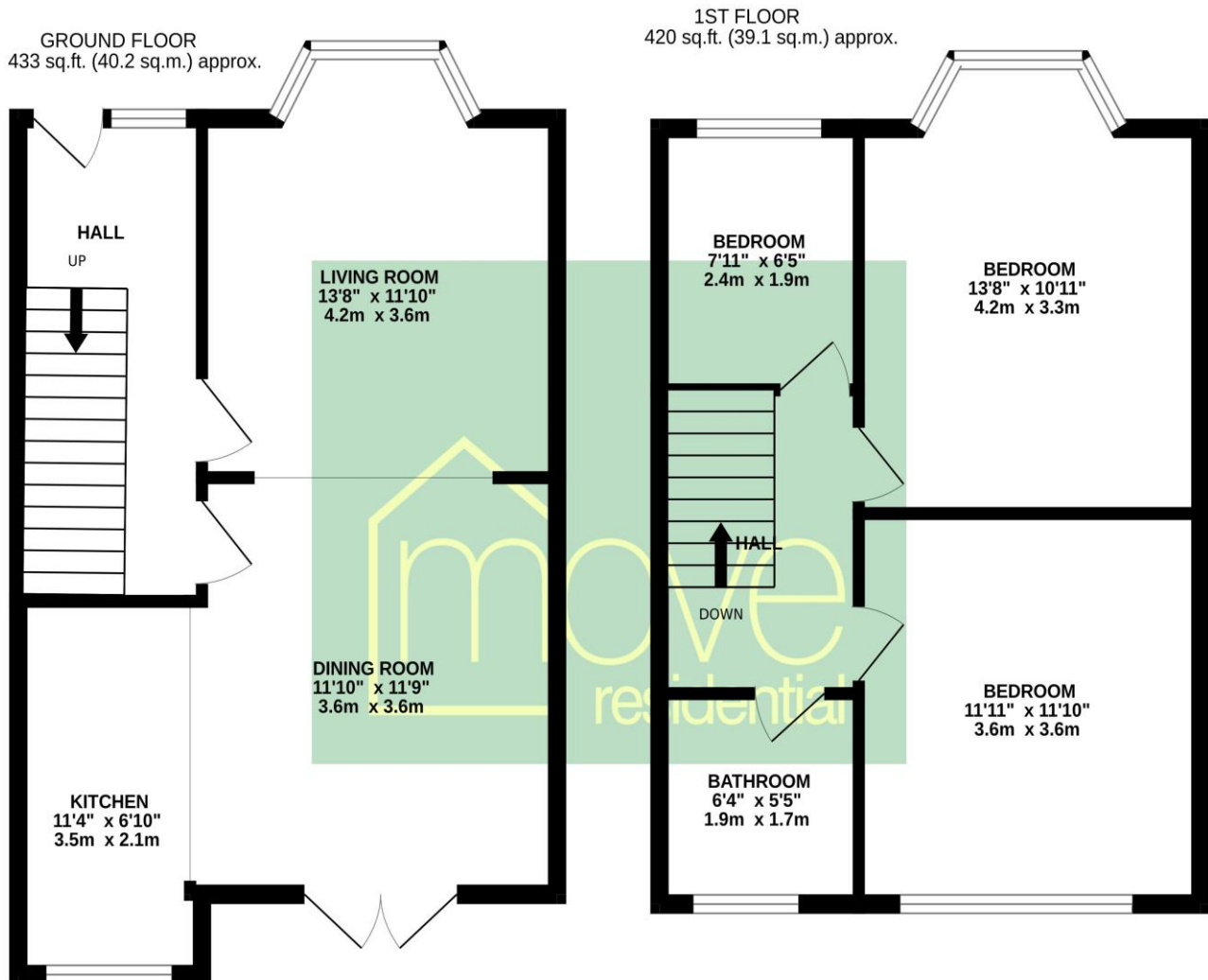
Description

Situated on Beechdale Road in the highly sought-after Mossley Hill suburb, L18, this delightful three-bedroom mid-terrace property, now available for sale through appointed agents, Move Residential. Recently renovated to an exceptionally high standard, the property offers generous living spaces designed with sociable family living in mind. The property features a welcoming entrance hallway, a bright and spacious family lounge with an impressive bay window, and an open-plan kitchen and formal dining area with French patio doors that lead to the lovely rear courtyard. The kitchen area is equipped with a range of stylish wall and base units, integrated appliances, and ample workspace. Continuing up to the first floor, you will discover two generously sized double bedrooms, a good-sized single bedroom, and a modern, fully tiled three-piece family bathroom suite. Adding the finishing touch to the interior of the property is a board loft, offering additional storage space. Externally, to the rear of the property, there is a charming enclosed courtyard, perfect for enjoying alfresco dining during the warmer months.

Location

This area is an extremely popular area of Liverpool appealing to everyone from young professionals and families to retirees. Open green space includes the 94 acre Calderstones Park with a children's playground, ornamental gardens, a lake and a cafe, with Sefton and Greenbank Parks both close by in L17. Allerton Road is a thriving local high street which has retained a traditional butchers, fishmongers and green grocers and, together with Rose Lane, offers some of the best bars and restaurants outside of the City Centre. A large Tesco store is located off Mather Avenue, with several Tesco Express in the immediate vicinity. There is a popular local library on Allerton Road and sports facilities include Palmerston Hard Court Tennis Club, Allerton Golf Course and LA Fitness Centre. Schools include some of those considered Liverpool's best, including Bluecoat, King David & Calderstones. Transport links into and out of the City are excellent, with both Mossley Hill and West Allerton train stations providing regular services and main bus routes running through the area. Queens Drive connects the area to the rest of the City and both John Lennon Airport and the M62 can be reached by car in less than 15 minutes.

Floor Plan



TOTAL FLOOR AREA : 854 sq.ft. (79.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Additional Information –

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.